

HAMPTON ZONING BOARD OF ADJUSTMENT
MINUTES – Draft
March 17, 2016

Members Present

Bryan Provencal, Chairman
Norma Collins, Clerk
Tom McGuirk
Ken Lessard, Alternate

Others Present

Joan Rice, Secretary

Chairman Provencal called the meeting to order at 7:00 p.m.

The Pledge of Allegiance was said.

Chairman Provencal introduced the members of the Board.

PETITION SESSION

03-16... The petition of James & Corinne Martin for property located at 10 Cora Ave. seeking relief from Article IV Table II 4.5.1, 4.5.2 & 2.3.7 C-4 and 12 ft. setback from 50 ft. wetlands buffer for primary structure to build single family 3 bedroom home on this property – 2 car garage under, parking for two cars in front (off road). This property is located on Map 280, Lot 23 and in the RCS Zone.

James Martin, Petitioner, came forward. Mr. Martin said he and his wife wish to sell their present home and move to a smaller place. Mr. Martin said he met with the Conservation Commission and had the wetlands surveyed. Everything is outside of the 50 foot buffer. The Conservation Commission is in favor of the variance being requested and Mr. Martin submitted a letter from them stating their approval. Mr. Martin said he has agreed to plant some arbor vitae bushes at edge of property to provide abutter privacy. There is the ability to park four cars. Mr. Martin said this single-family home will fit the profile of existing single-family homes in the area and will raise property values. Mr. Martin went through the five criteria and said he felt they had been met.

Questions from the Board

Ms. Collins complimented Mr. Martin on his packet. She said it contains everything needed.

Comments from the Audience

Richard Corrente, 204 Adams Street, came forward. Mr. Corrente said he is against this petition because he believes the proposed house is too large for the neighborhood. He said he would also ask that a traditional driveway be put in. Mr. Corrente said he felt the value

of his home would decrease because he would lose his view. His view adds a lot of value to his home. Mr. Corrente also said his privacy would be limited.

Back to the Board

Mr. McGuirk said he appreciated Mr. Corrente's concerns about losing his view. However, Mr. Corrente does not own the view. Mr. Martin has every right to build there.

Moved by Mr. McGuirk, seconded by Ms. Collins, to grant Petition 03-16.

Chairman Provencal asked the Board if they felt the five criteria had been met. All members agreed that they had.

Vote: 4 yes, 0 no. Motion passed unanimously.

04-16...The petition of Paul Ahlin for property located at 4 Atlantic Ave. seeking relief from Article IV, Sections 4.1, 4.1.1, 4.2 and 4.3 to demolish existing cottages (now completed) and construct a two (2) unit residential structure. This property is located on Map 296, Lot 36 and in the RB Zone.

Paul Ahlin, Petitioner, and Attorney Stephen Ells came forward. Attorney Ells said Mr. Ahlin wishes to build a two-family structure which will be 7 feet off all the property lines. There is adequate parking. Attorney Ells said the replacement of the dated cottages with the proposed two-unit structure would not have a negative impact on the value of surrounding properties. Attorney Ells went through the five criteria and said he felt they had been met.

Questions from the Board

There were no questions from the Board.

Comments from the Audience

Kathy Keer, 7 Boston Ave., came forward. She said this has been an eyesore for many years. She said she is very happy with what Mr. Ahlin is proposing.

Back to the Board

Ms. Collins asked how many cars can be parked in front of the property. Mr. Ahlin said there are four spaces which is legal. There is also room for parking along the side.

Moved by Mr. Lessard, seconded by Ms. Collins, to grant Petition 04-16.

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Chairman Provencal asked the Board if they felt the five criteria had been met. All members agreed that they had.

Vote: 3 yes, 0 no, 1 abstention (McGuirk). Motion passed.

Adjournment

Moved by Ms. Collins, seconded by Mr. Lessard, to adjourn the meeting at 7:35 p.m.

Respectfully submitted,

Joan Rice
Secretary